

013.0

Map

0008

Block

0007.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,022,100 /

USE VALUE: 1,022,100 /

ASSESSed: 1,022,100 /

Total Card /

Total Parcel

1,022,100

1,022,100

1,022,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35 -37		BURCH ST, ARLINGTON

OWNERSHIP

Owner 1:	KINNEEN JAMES M & ROISIN
Owner 2:	
Owner 3:	
Street 1:	35 BURCH ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	KINNEEN JAMES M -
Owner 2:	-
Street 1:	35 BURCH ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,549 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 2898 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5549		Sq. Ft.	Site		0	80.	1.06	1									469,175						469,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5549.000	546,900	6,000	469,200	1,022,100
Total Card	0.127	546,900	6,000	469,200	1,022,100
Total Parcel	0.127	546,900	6,000	469,200	1,022,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	352.69	/Parcel:	352.6

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	547,000	6000	5,549.	469,200	1,022,200	1,022,200	Year End Roll	12/18/2019
2019	104	FV	405,000	6100	5,549.	498,500	909,600	909,600	Year End Roll	1/3/2019
2018	104	FV	405,000	6100	5,549.	363,600	774,700	774,700	Year End Roll	12/20/2017
2017	104	FV	378,500	6100	5,549.	316,700	701,300	701,300	Year End Roll	1/3/2017
2016	104	FV	378,500	6100	5,549.	269,800	654,400	654,400	Year End	1/4/2016
2015	104	FV	336,200	6100	5,549.	263,900	606,200	606,200	Year End Roll	12/11/2014
2014	104	FV	336,200	6100	5,549.	217,000	559,300	559,300	Year End Roll	12/16/2013
2013	104	FV	350,200	6100	5,549.	206,400	562,700	562,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KINNEEN JAMES M	1396-8		2/4/2011	Convenience	100	No	No		
ARCANTI	1143-124		7/21/1995		258,000	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KINNEEN JAMES M	1396-8		2/4/2011	Convenience	100	No	No		
ARCANTI	1143-124		7/21/1995		258,000	No	No	Y	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KINNEEN JAMES M	1396-8		2/4/2011	Convenience	100	No	No		
ARCANTI	1143-124		7/21/1995		258,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2017	421	Solar Pa	1,478	C				
4/16/2013	542	Solar Pa	31,795	C				
11/9/1993	560	Manual	3,000					REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	BS	Barbara S
6/14/2013	Info Fm Prmt	EMK	Ellen K
5/6/2009	Entry Denied	372	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	163	PATRIOT
8/28/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

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2021

